093.0	0005	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,000 /	812,000
					USE VALUE:	812,000 /	812,000
					ASSESSED:	812,000 /	812,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EKMEKJI ARMEN D & TANYA M/ TRS
Owner 2:	ARMEN D EKMEKJI LIVING TRUST
Owner 3:	TANYA M EKMEKJI LIVING TRUST
Street 1:	121 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EKMEKJI ARMEN D & TANYA M -
Owner 2:	-
Street 1:	121 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1923, having primarily Vinyl Exterior and 1863 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	432,600	1,400	378,000	812,000
Total Card	0.138	432,600	1,400	378,000	812,000
Total Parcel	0.138	432,600	1,400	378,000	812,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.86 | /Parcel: 435.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60588

GIS Ref

GIS Ref

Insp Date 05/25/15

!7632!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	432,600	1400	6,000.	378,000	812,000		Year end	12/23/2021
2021	101	FV	418,400	1400	6,000.	378,000	797,800		Year End Roll	12/10/2020
2020	101	FV	418,400	1400	6,000.	378,000	797,800	797,800	Year End Roll	12/18/2019
2019	101	FV	327,500	1400	6,000.	383,400	712,300	712,300	Year End Roll	1/3/2019
2018	101	FV	327,500	1400	6,000.	286,200	615,100	615,100	Year End Roll	12/20/2017
2017	101	FV	327,500	1400	6,000.	259,200	588,100	588,100	Year End Roll	1/3/2017
2016	101	FV	327,500	1400	6,000.	248,400	577,300	577,300	Year End	1/4/2016
2015	101	FV	175,000	1400	6,000.	210,600	387,000	387,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:54:19

LAST REV

Date	Time
09/04/20	08:59:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7632

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EKMEKJI ARMEN D	75326-165	1	8/10/2020	Convenience	99	No	No		
PARDO GUSTAVO,	72836-496	1	6/27/2019		905,000	No	No		
DAVICHICK STEPH	51821-186		10/23/2008		360,000	No	No		
	12775-123		3/31/1975		31,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	266		1,000					
4/11/2014	342	Addition	141,500					
12/4/2008	1224	Re-Roof	6,803					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2015	Meas/Inspect	PC	PHIL C
6/12/2014	Info Fm Prmt	PC	PHIL C
4/2/2009	Meas/Inspect	372	PATRIOT
6/26/2000	Inspected	263	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.90	5			Topo	-10					378,000						378,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21360707
Const Adj.:	0.99989998
Adj $ / SQ:	133.483
Other Features:	107400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453453
Depreciation:	20859
Depreciated Total:	432595

COMMENTS

SCUTTLE OF=BMT SINK PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

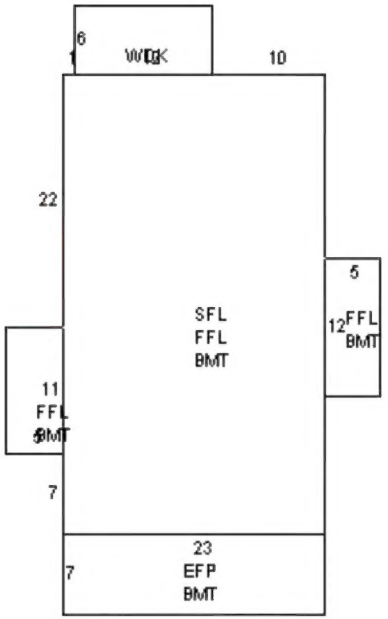
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.83
Special Features:	0	Val/Su Net:	131.41
Final Total:	432600	Val/Su SzAd	232.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	40.050	47,894
FFL	First Floor	1,035	133.480	138,155
SFL	Second Floor	828	133.480	110,524
EFP	Enclos Porch	161	44.130	7,105
WDK	Deck	72	16.000	1,152

Net Sketched Area:	3,292			Total:	304,830
Size Ad	1863	Gross Area	3384	FinArea	1863

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	P	PR	1923	21.67	T	64	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400